



£150,000

TENURE : FREEHOLD

Millfield Road, Horbury, WF4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two double bedrooms

Spacious living room with traditional features

Generous kitchen / dining room

Modern three-piece bathroom suite

Triple glazing throughout

Enclosed rear garden with seating potential

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

**MoveNow
Properties**

Website: <https://movenowproperties.com>

Movenowproperties are pleased to offer this well-presented two-bedroom home, featuring a spacious living room with traditional character, a generous kitchen/dining room, and a modern bathroom. The property benefits from double glazing throughout, a small enclosed rear garden, and on-street parking to the front. Conveniently located and offering comfortable living space, this home would make an ideal purchase for first-time buyers or investors alike.

Entrance

A welcoming entrance featuring a uPVC front door, staircase rising to the first floor, and an internal door leading through to the living room.

Living Room

Measurements: 15'6" x 11'11" (4.73m x 3.66m)

A spacious living room with traditional character, including a cast iron fireplace, radiator, wood flooring, and coving to the ceiling. A triple-glazed window overlooks the front of the property, allowing plenty of natural light.

Kitchen / Dining Room

Measurements: 15'0" x 13'1" (4.57m x 4.00m)

A generous kitchen/dining space offering a range of wall and base units with complementary work surfaces and tiled splashbacks, along with oak worktops. Features include an integrated oven, cooker hood set within the chimney breast, Belfast sink with mixer tap, and useful understairs storage. A triple-glazed window overlooks the rear, with a uPVC door providing access to the enclosed rear garden.

Stairs & Landing

Carpeted staircase and landing with handrail, providing access to both bedrooms and the bathroom.

Bedroom One

Measurements: 15'10" x 15'1" (4.84m x 4.60m)

A bright double bedroom benefitting from two triple-glazed windows overlooking the front. The room features carpet flooring, a radiator, and two large fitted wardrobes.

Bedroom Two

Measurements: 13'6" x 9'5" (4.13m x 2.89m)

A second double bedroom with carpet flooring, radiator, triple-glazed window overlooking the rear, and a useful storage cupboard.

Bathroom

Measurements: 8'10" x 5'0" (2.69m x 1.52m)

Fitted with a white three-piece suite comprising a bath with overhead mains shower and glass shower screen, low-flush WC, and pedestal wash basin. The room also benefits from tiled walls and flooring, radiator, and a frosted double-glazed window to the rear.

Outside

To the front of the property there is on-street parking.

To the rear is a small garden area offering potential for a pleasant seating or outdoor dining space.

Location & Setting

Millfield Road is situated within Horbury, a popular residential suburb approximately 2 miles south-west of Wakefield city centre. The area is well regarded for its village-style atmosphere, independent shops and strong community feel, offering a quieter environment while remaining convenient for commuters.

The property enjoys a pleasant residential position and is a stone's throw from local pubs and scenic canal walks, providing attractive leisure opportunities right on the doorstep.

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Transport & Connectivity

The property is well placed for regional commuting

Wakefield Westgate railway station approx. 2.5 miles (direct services to Leeds & London)

Easy access to M1 (J39-41) and M62 motorway network

Regular local bus routes serving Wakefield and surrounding towns.

EPC Rating: D55

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: Terrace

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: On Street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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Vendor Q&A's

All of the answers provided above have been supplied directly by the seller of the property and are believed to be accurate. The estate agent accepts no responsibility for the accuracy of these responses. They are provided solely for the information of prospective buyers, who are advised to consult their solicitor to verify any details or queries

Q: Why is the owner selling?

A: Upsizing

Q: How long have they lived there?

A: 3.5 years

Q: Is the seller in a chain?

A: not currently, will be purchasing so likely to be in a chain

Q: How quickly is the seller hoping to move?

A: Not time dependant, as long as it takes!

Q: What is included in the sale, fixtures, fittings, appliances?

A: built in appliances only, can negotiate to include fixtures, fittings and other appliances

Q: Has the property been renovated or extended?

A: No

Q: Are there any known issues? E.g. damp, structural, subsidence

A: No

Q: Does the property have a water meter, or is it on water rates?

A: No meter, Yorkshire water rates

Q: What type of boiler does it have, age and when was it last serviced?

A: Viessman vitodens 050 - combi boiler. Unknown age and service history, working without issues

Q: Is the property double glazed and well-insulated?

A: recent window replacement (triple glazed). Property doesn't have cavity walls for further insulation.

Q: Is there loft access?

A: there is a hatch, no ladders and I've never been up

Q: Are there any restrictive covenants or shared access?

A: No

Q: What direction does the garden face?

A: South West

Q: Is the garden private or shared?

A: Private but unfenced

Q: Are there any rights of way or easements?

A: No

Q: What is the parking situation?

A: On-street; outside of property

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The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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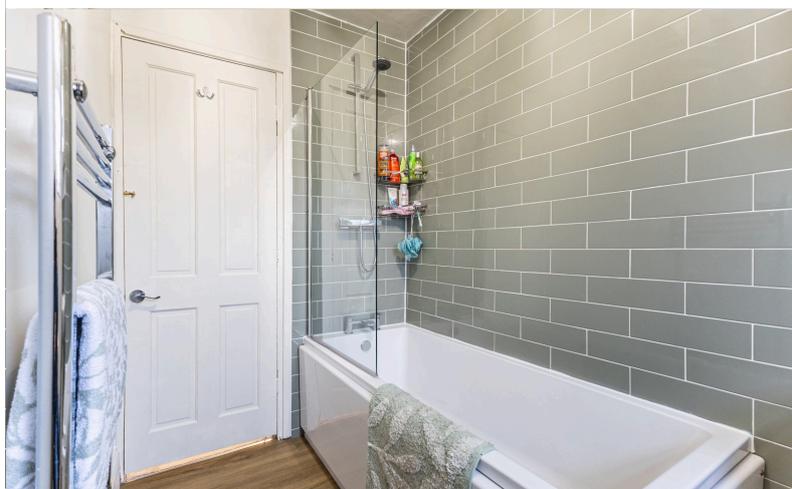


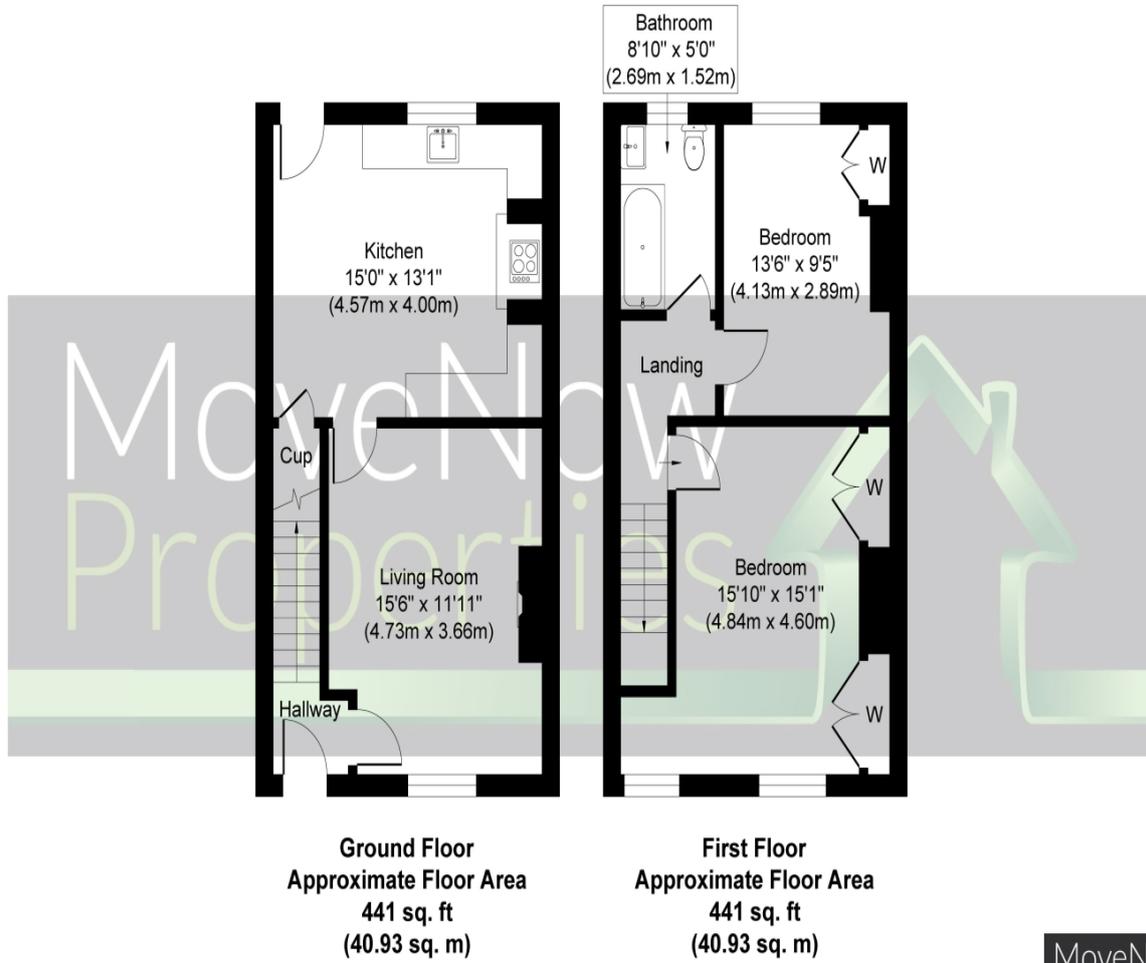


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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